ABSTRACT

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2   This invention is a method by which a housing market analysis can be made to produce a set

3   of expected value groupings of a total population from information obtained from sample populations.

4   The method includes using a ratio, called the median ratio, which is the mean divided by the median,

5   together with traditional statistical procedures of standard deviation and ratio probability density

6   distribution, to obtain a set of value groupings for a total population. In the specific example of

7   average real estate sales, whereby the median of real estate sales a market analysis can be determined

8   from the sample from which is computed the ratio probability density distributions which can then be

9   used by an entity, be it governmental, private business, land developers, financial lenders, housing

10   suppliers or others, to determine present housing needs and anticipate future housing requirements.